



CLARK COUNTY WASHINGTON DEVELOPMENT PROJECTS WEEKLY REPORT

December 2, 2004

This weekly report provides a listing of new development projects proposed in Clark County. These projects are under review by the Community Development Department. To research or track a specific project, it will be important to have the project name and case number, which are determined when an official application is submitted. Project names and numbers are listed when a project first appears in the weekly report as a Type II or Type III proposal, as shown below.

The applications and proposed plans, staff reports, and final decisions for projects listed below are available for public review at our offices. These may also be viewed at our Web site at www.clark.wa.gov/commdev/development/index.html then click on Proposed Developments or Meetings and Hearings.

If you have questions about a particular type of permit and the review process, you may go to our Web page for an information handout for each type of permit. To view handouts at our Web site, go to www.clark.wa.gov/commdev/development/typespermits.html. You may also request a copy of these materials at our offices.

■ **NEW PROJECT PROPOSALS** (*Pre-application conferences*)

The department requires a pre-application conference before it will accept a formal application for projects that require public notice and may require public hearings. This provides an opportunity for the property owner and/or developer to explore the situation with county staff. Members of the public may attend and listen to the discussion. The schedule does not allow for public comment at that stage, however.

<p>■ Project name:</p> <p>Case number:</p> <p><i>Description:</i></p> <p><i>Location:</i></p> <p><i>Applicant contact:</i></p> <p><i>Neighborhood association:</i></p> <p><i>Pre-application conference:</i></p>	<p>SETTJE SHORT PLAT</p> <p>PAC2004-00275</p> <p>DIVIDE 15 ACRES INTO THREE 5-ACRE LOTS</p> <p>34016 SE 20TH STREET</p> <p>RICHARD AND DARLENE SETTJE</p> <p>WASHOUGAL RIVER NEIGHBORHOOD ASSOCIATION</p> <p>DATE: 12/16/04 TIME: 10:00AM ROOM 313</p>
<p>■ Project name:</p> <p>Case number:</p> <p><i>Description:</i></p> <p><i>Location:</i></p> <p><i>Applicant contact:</i></p> <p><i>Neighborhood association:</i></p> <p><i>Pre-application conference:</i></p>	<p>HCR MANORCARE</p> <p>PAC2004-00276</p> <p>CONSTRUCT A 74 ROOM NURSING HOME FACILITY</p> <p>14811 NE 20TH AVENUE</p> <p>STACY SHIELDS</p> <p>HOPPER, DENNIS, JELLISON, PLLC</p> <p>FAIRGROUNDS NEIGHBORHOOD ASSOCIATION</p> <p>DATE: 12/16/04 TIME: 11:00AM ROOM 313</p>
<p>■ Project name:</p> <p>Case number:</p> <p><i>Description:</i></p> <p><i>Location:</i></p> <p><i>Applicant contact:</i></p> <p><i>Neighborhood association:</i></p> <p><i>Pre-application conference:</i></p>	<p>SPACEMASTER CONSTRUCTION</p> <p>PAC2004-00274</p> <p>EXPANSION OF SHOP AND YARD AREA FOR EXISTING CONSTRUCTION FIRM</p> <p>1119 NE 136TH STREET</p> <p>STEVE KAY</p> <p>NW LAND DEVELOPMENT SERVICES</p> <p>NORTH SALMON CREEK NEIGHBORHOOD ASSOC.</p> <p>DATE: 12/16/04 TIME:1:00PM ROOM 313</p>
<p>■ Project name:</p> <p>Case number:</p> <p><i>Description:</i></p> <p><i>Location:</i></p> <p><i>Applicant contact:</i></p> <p><i>Neighborhood association:</i></p> <p><i>Pre-application conference:</i></p>	<p>PEACEFUL MEADOWS INFILL SUBDIVISION</p> <p>PAC2004-00278</p> <p>DIVIDE 1.1 ACRES INTO 5 LOTS USING INFILL PROVISIONS</p> <p>2312 NW 99TH STREET</p> <p>SAMUEL MOSS</p> <p>WEST HAZEL DELL NEIGHBORHOOD ASSOCIATION</p> <p>DATE: 12/16/04 TIME: 2:00PM ROOM 313</p>

■ PROPOSALS FOR PUBLIC HEARING *(Type III review)*

Type III development applications require public notice and public hearings. The Community Development Department reviews each Type III proposal and prepares a staff report with recommendations to a land use hearings examiner. The examiner will conduct a public hearing to determine whether a proposal meets relevant codes and requirements. This process may include approval, approval with conditions, or denial. Type III decisions may be appealed to the Board of Clark County Commissioners. A decision by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court.

The following projects are scheduled for public hearings. The public is invited to attend and provide testimony. Written comments may be sent to Community Development offices before the hearing date: Clark County Community Development, PO Box 5000, Vancouver WA 98666-5000; (360) 397-2375; comdev@clark.wa.gov.

■ <i>Project name:</i>	I-205 COMMERCE PARK SUBDIVISION
<i>Case number:</i>	PLD2004-00007; SEP2004-00013; ARC2004-00006; WET2004-00008
<i>Description:</i>	THE APPLICANT IS REQUESTING PRELIMINARY VAL TO SUBDIVIDE APPROXIMATELY 29 ACRES INTO 9 INDUSTRIAL LOTS IN THE ML ZONING DISTRICT.
<i>Location:</i>	6308 NE 88 TH STREET
<i>Neighborhood association:</i>	ANDRESEN/ST. JOHNS NA
<i>Planner contact:</i>	MICHAEL UDUK
<i>Hearing information:</i>	OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM
<i>Decision Issued:</i>	11/24/04
<i>Appeal Period Over:</i>	12/8/04

■ <i>Project name:</i>	HAZEL DELL HEIGHTS SUBDIVISION
<i>Case number:</i>	PLD2004-00049; SEP2004-00081; VAR2004-00007
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 3.51-ACRE PARCEL INTO 19 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-6 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING A VARIANCE TO THE MINIMUM LOT WIDTH FOR LOT 1.
<i>Location:</i>	NE 72 ND STREET EAST OF NE 16 TH AVENUE
<i>Neighborhood association:</i>	NE HAZEL DELL NEIGHBORHOOD ASSOC.
<i>Planner contact:</i>	DAN CARLSON
<i>Hearing information:</i>	OCTOBER 7, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** ORCHARDS ELEMENTARY SCHOOL
Case number: CUP2004-00006;PSR2004-00044; SEP2004-00121
Description: THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO BUILD A NEW 61,500 SQUARE FOOT ELEMENTARY SCHOOL BUILDING TO REPLACE THE EXISTING 38,000 SQUARE FOOT BUILDING, A FUTURE MODULAR FAMILY RESOURCE CENTER (APPROXIMATELY 4,000 SQUARE FEET) AND A FUTURE APPROXIMATE 4,000 SQUARE FOOT MODULAR CLASSROOM BUILDING. THE PROPERTY IS LOCATED IN THE R-18 ZONE DISTRICT.
Location: 7000 NE 117TH AVENUE
Neighborhood association: AREA NOT REPRESENTED
Planner contact: MICHAEL UDUK
Hearing information: OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** KRAMER SOUTH SUBDIVISION
Case number: PLD2004-00068;SEP2004-00124; VAR2004-00017
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 2.6-ACRE PARCEL INTO 15 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING A VARIANCE TO REDUCE THE GARAGE SETBACK FROM THE TEMPORARY TURN-AROUND FOR LOTS 11 AND 12.
Location: 4309 NE 92ND STREET
Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOC.
Planner contact: DAN CARLSON
Hearing information: NOVEMBER 4, 2004 – 1300 FRANKLIN – 7:00PM
Decision Issued: 11/17/04
Appeal Period Over: 12/1/04

■ **Project name:.** KRENZEL REZONE
Case number: CPZ2004-00004; SEP2004-00128
Description: THE APPLICANT IS REQUESTING TO REZONE AN APPROXIMATE 36.5-ACRE PARCEL FROM ZONING DISTRICT R-10 TO R-5.
Location: 10505 NE 285TH STREET
Neighborhood association: AREA NOT REPRESENTED
Planner contact: JOSH WARNER
Hearing information: NOVEMBER 4, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** FALCON'S REST PUD SUBDIVISION
Case number: PLD2004-00067;PUD2004-00003; SEP2004-00123;BLA2004-00043;EVR2004-00060; MZR2004-00138
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 6.24-ACRE PARCEL INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-18 AND R1-7.5 ZONE DISTRICTS. THE APPLICANT IS ALSO PROPOSING A PLANNED UNIT DEVELOPMENT.
Location: CORNER OF NW 122ND STREET AND NW 36TH AVENUE
Neighborhood association: FELIDA NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: NOVEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** LINTZ SUBDIVISION
Case number: PLD2004-00073; SEP2004-00132; WET004-00029
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 6.24-ACRE PARCEL INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-18 AND R1-7.5 ZONE DISTRICTS. THE APPLICANT IS ALSO PROPOSING A PLANNED UNIT DEVELOPMENT.
Location: 6418 NE 58TH STREET
Neighborhood association: ST. JOHNS/ ANDRESEN NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: NOVEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** C-DYMOND ESTATES SUBDIVISION
Case number: PLD2004-00069;SEP2004-00127; HAB2004-00172; SHL2004-00011; EVR2004-00064
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 72.57-ACRE PARCEL INTO 12 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-5 ZONING DISTRICT.
Location: SOUTH OF SE 20TH STREET AT 328TH AVENUE
Neighborhood association: WASHOUGAL RIVER NEIGHBORHOOD ASSOCIATION
Planner contact: JOSH WARNER
Hearing information: DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** COLD CREEK INDUSTRIAL PARK
Case number: PLD2004-00082;SEP2004-00146; ARC2004-00070; EVR2004-00075

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE 40.35 ACRES INTO 15 LOTS AND TO CONSTRUCT STREET, STORMWATER, AND UTILITY INFRASTRUCTURE IMPROVEMENTS, LOCATED IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT,
Location: WEST SIDE OF NE 40TH AVENUE SOUTH OF NE 68TH STREET.
Neighborhood association: ANDRESEN/ST JOHNS NEIGHBORHOOD ASSOCIATION
Planner contact: ALAN BOGUSLAWSKI
Hearing information: NOVEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name .:*** 25th AVENUE TOWNHOMES SUBDIVISION
Case number: PLD2004-00078;EVR2004-00072;
VAR2004-00018;SEP2004-00142;
ARC2004-00065
Description: APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 0.57-ACRE PARCEL INTO 8 SINGLE FAMILY ATTACHED TOWNHOME LOTS LOCATED IN THE R-18 ZONE DISTRICT. APPLICANT IS ALSO REQUESTING A TYPE I VARIANCE TO THE STREET SIDE YARD AND SIDE SETBACKS.
Location: 7900 & 7906 NE 25TH AVENUE
Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Hearing information: NOVEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name .:*** SHERWOOD HOLLOW WEST SUBDIVISION
Case number: PLD2004-00077; SEP2004-00138
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 8.2-ACRE PARCEL INTO 41 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.
Location: 2112 NE 104TH STREET
Neighborhood association: SHERWOOD HILLS NEIGHBORHOOD ASSOCIATION
Planner contact: ALAN BOGUSLAWSKI
Hearing information: NOVEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name .:*** THE WOODLANDS PUD SUBDIVISION
Case number: PLD2004-00081;SEP2004-00144;

Description: PUD2004-00005
THE APPLICANT IS REQUESTING PRELIMINARY
PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 7.33 ACRES INTO 33 SINGLE-
FAMILY RESIDENTIAL LOTS UTILIZING THE PUD
STANDARDS IN THE R1-10 ZONE DISTRICT.
Location: 9401 & 9503 NE 142ND AVENUE
Neighborhood association: SIFTON NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: DECEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name.:*** PARKVIEW ESTATES AT PLEASANT
VALLEY SUBDIVISION
Case number: PLD2004-00079;PUD2004-00004; SEP2004-
00054; ARC2004-00024; EVR2004-00026;
WET2004-00014
Description: THE APPLICANT IS REQUESTING PRELIMINARY
PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 7.61-ACRES INTO 27 SINGLE-
FAMILY RESIDENTIAL LOTS IN THE R1-10
ZONING DISTRICT.
Location: 12620 NE 50TH AVENUE
Neighborhood association: PLEASANT HIGHLANDS NEIGHBORHOOD
ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: DECEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name.:*** ALFANO SUBDIVISION
Case number: PLD2004-00076;SEP2004-00137;
WET2004-00039
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE
SIX PARCELS TOTALING APPROXIMATELY 8.7
ACRES INTO 50 SINGLE-FAMILY RESIDENTIAL
LOTS AND A WETLAND/STORMWATER TRACT,
WITH THREE LOTS TO CONTAIN EXISTING
DWELLINGS, IN THE R1-5 ZONING DISTRICT.
Location: 5202 NW 53RD COURT
Neighborhood association: AREA NOT REPRESENTED
Planner contact: ALAN BOGUSLAWSKI
Hearing information: DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name.:*** ORCHARDS TOWER SITE PO-1617-A
Case number: CUP2004-00004;PSR2004-00018; SEP2004-
00059; EVR2004-00061
Description: THE APPLICANT IS REQUESTING CONDITIONAL
USE AND SITE PLAN APPROVAL TO
CONSTRUCT A 120 FOOT TALL WIRELESS

COMMUNICATION TOWER AND EQUIPMENT CABINETS WITHIN A FENCED AND LANDSCAPED 900 SQUARE FOOT AREA. THE PROPERTY IS APPROXIMATELY 10,700 SQUARE FEET AND IS LOCATED IN THE CL ZONE DISTRICT.

Location: 6018 NE 110TH AVENUE
Neighborhood association: AREA NOT REPRESENTED
Planner contact: TERRI BROOKS
Hearing information: DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:** NEILSEN SUBDIVISION
Case number: PLD2004-00074; SEP2004-00133;
WET2004-00030; HAB2004-00177;
EVR2004-00066

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 13.7-ACRE PARCEL INTO 5 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE RC2.5 ZONE DISTRICT.

Location: HEALY ROAD JUST EAST OF SR 503
Neighborhood association: AREA NOT REPRESENTED
Planner contact: TRAVIS GODDARD
Hearing information: DECEMBER 21, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:** BERGERON SUBDIVISION
Case number: PLD2004-00075; SEP2004-00134;
WET2004-00031; HAB2004-00178

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 15-ACRE PARCEL INTO 6 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE RC2.5 ZONE DISTRICT. THERE ARE WETLANDS AND HABITAT ON THE PROPERTY.

Location: HEALY ROAD JUST EAST OF SR 503
Neighborhood association: AREA NOT REPRESENTED
Planner contact: TRAVIS GODDARD
Hearing information: DECEMBER 21, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:** HAZEL DELL TOWNE CENTER
Case number: PST2004-00039

Description: THE APPLICANT IS REQUESTING POST DECISION REVIEW APPROVAL FOR THE REPLACEMENT OF THE ORIGINALLY PERMITTED GROCERY STORE USE AND GAS STATION TENANTS WITH KOHL'S DEPARTMENT STORE. THE PROPERTY IS LOCATED IN THE CC

Location:
Neighborhood association:

Planner contact:
Hearing information:

ZONE DISTRICT AND IS APPROXIMATELY 10-ACRES.
507 NE 88TH STREET
NE HAZEL DELL NEIGHBORHOOD
ASSOCIATION
RICHARD DAVIAU
DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ ***Project name:.***

Case number:

Description:

Location:
Neighborhood association:
Planner contact:
Hearing information:

HARMONY LANE SUBDIVISION
PLD2004-00088; SEP2004-00154;
BLA2004-00055
THE APPLICANT IS REQUESTING TO SUBDIVIDE
AN APPROXIMATE 5.46-ACRE PARCEL INTO 23
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-7.5 ZONE DISTRICT.
9915 & 10009 NE COVINGTON ROAD
MAPLE TREE NEIGHBORHOOD ASSOCIATION
DAN CARLSON
DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ ***Project name:.***

Case number:

Description:

Location:
Neighborhood association:

Planner contact:
Hearing information:

58TH STREET COTTAGES PUD
SUBDIVISION
PLD2004-00084;PUD2004-00006;
SEP2004-00151;EVR2004-00077;
EVR2004-00078;MZR2004-00171;
ARC2004-00073
THE APPLICANT IS REQUESTING PRELIMINARY
PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 7.9 ACRES INTO 68 LOTS
USING THE PLANNED UNIT DEVELOPMENT
(PUD) IN THE R-12 AND R-22 ZONE DISTRICTS.
5816 NE 58TH STREET
NO MAPPING; BUT A COURTESY NOTICE WAS
MAILED TO: NEIGHBORHOOD ADVISORY
COMMITTEE OF CLARK COUNTY
MICHAEL UDUK
DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ ***Project name:.***

Case number:

Description:

162ND & WARD ROAD RETAIL
CUP2004-00007;PSR2004-00055; SEP2004-
00149; MZR2004-00197; EVR2004-00076
THE APPLICANT IS REQUESTING CONDITIONAL
USE, SITE PLAN AND PLANNING DIRECTOR
REVIEW AND APPROVAL FOR THE

CONSTRUCTION OF A RETAIL SHOPPING CENTER IN 2 PHASES. PHASE I WILL CONSIST OF A 40,570 SQUARE FOOT OF RETAIL SHOP, BRANCH BANK WITH DRIVE THROUGH WINDOW, A FUEL CENTER AND A DRUG STORE WITH A DRIVE THROUGH WINDOW. PHASE II WILL CONSIST OF A 66,453 SQUARE FOOT OF ANCHOR GROCERY STORE AND RETAIL SHOP. THE PROPERTY IS APPROXIMATELY 11.079 ACRES IN AREA AND IS ZONED COMMUNITY COMMERCIAL (C-3).
Location: SE CORNER OF NE 162ND AVENUE AND WARD ROAD
Neighborhood association: HERITAGE NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: DECEMBER 28, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** ORCHARD HILL SUBDIVISION
Case number: PLD2004-00085; MZR2004-00174;
SEP2004-00152; ARC2004-00075
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 4.63-ACRE PARCEL INTO 54 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-22 ZONE DISTRICT.
Location: 7101 NE 56TH STREET
Neighborhood association: AREA NOT REPRESENTED
Planner contact: MICHAEL UDUK
Hearing information: JANUARY 13, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** CORY'S PLACE TOWNHOME SUBDIVISION
Case number: PLD2004-00091; SEP2004-00159; EVR2004-00084; VAR2004-00022
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 1.91- ACRE PARCEL INTO 29 TOWNHOUSE LOTS LOCATED IN THE R-18 ZONE DISTRICT. THE APPLICATION INCLUDES REQUESTS FOR VARIANCES TO THE MINIMUM WIDTH AND SIDE SETBACK REQUIREMENTS.
Location: 7005 NE 124TH AVENUE
Neighborhood association: SIFTON NEIGHBORHOOD ASSOCIATION
Planner contact: DAN CARLSON
Hearing information: JANUARY 6, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** PEACH TREE MEADOWS
Case number: PST2004-00036

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 5.46-ACRE PARCEL INTO 23 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-7.5 ZONE DISTRICT.

Location: 9915 & 10009 NE COVINGTON ROAD

Neighborhood association: MAPLE TREE NEIGHBORHOOD ASSOCIATION

Planner contact: DAN CARLSON

Hearing information: DECEMBER 28, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name:*** RIDGEVIEW SUBDIVISION

Case number: PLD2004-00095;MZR2004-00203;
SEP2004-00164; ARC2004-00085

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE APPROXIMATELY 8.2 ACRES INTO 78 SINGLE FAMILY DETACHED LOTS, LOCATED IN THE R-18 ZONING DISTRICT.

Location: 9112 NE ST. JOHNS ROAD

Neighborhood association: NORTHEAST HAZEL DELL NEIGHBORHOOD ASSOCIATION

Planner contact: DAN CARLSON

Hearing information: JANUARY 27, 2004 – 1300 FRANKLIN – 7:00PM

■ **ADMINISTRATIVE DECISIONS** *(Type II – includes public notice)*



Type II projects require public notice and county staff approval. They do not require public hearings. The Community Development Department determines whether Type II proposals meet relevant codes and requirements. This process may result in approval, approval with conditions, or denial. Type II decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court.

The following projects show administrative decision dates. Any appeals of these decisions must be filed within 14 calendar days of the decision date. The appeal may be filed at the Customer Service Counter on the first floor of the Clark County Public Service Center, 1300 Franklin Street, Vancouver. The appeal may also be mailed to: Clark County Community Development Department, Development Services Division, P.O. Box 9810, Vancouver, WA 98666-9810.

Project name: BINNS SITE PLAN

Case number: PSR2004-00039;SEP2004-00109; ARC2004-00014

Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 12,700

	SQUARE FOOT INDUSTRIAL BUILDING FOR WELDING AND OTHER TENANT SPACE ON AN APPROXIMATE .9-ACRE PARCEL. THE PROPERTY IS LOCATED IN THE ML ZONE DISTRICT.
<i>Location:</i>	134 TH STREET AND TENNY ROAD
<i>Applicant contact:</i>	HARB ENGINEERING, INC. GUS HARB
<i>Neighborhood association:</i>	NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	RICHARD DAVIAU
<i>Comment period ends:</i>	8/25/04
 <i>Project name:</i>	 GREYHAWK PARK SHORT PLAT
<i>Case number:</i>	PLD2004-00060; SEP2004-00112; EVR2004-00054; ARC2004-0052; WET2003-00014
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE 8-ACRE PARCEL INTO 2 LOTS LOCATED IN THE R1-10 ZONE DISTRICT.
 <i>Location:</i>	 12600 NE 50 TH AVENUE
<i>Applicant contact:</i>	VANCOUVER-CLARK PARKS DEPARTMENT STEVE DUH
<i>Neighborhood association:</i>	PLEASANT HIGHLANDS NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	RICHARD DAVIAU
<i>Comment period ends:</i>	9/13/04
  <i>Project name:</i>	 CLARK PUBLIC UTILITIES WELL STATION 13.1
<i>Case number:</i>	PSR2004-00049
<i>Description:</i>	THE APPLICANT IS REQUESTING TO CONSTRUCT A PUBLIC WATER SUPPLY WELL, WELL HOUSE AND WATER TREATMENT FACILITY WITHIN A 1-ACRE EASEMENT ON A 28.4-ACRE PARCEL LOCATED IN THE R1-6 ZONE DISTRICT.
 <i>Location:</i>	 EAST SIDE OF NW 31 ST AVENUE, APPROXIMATELY 200 FEET SOUTH OF NW 124 TH STREET.
<i>Applicant contact:</i>	CLARK PUBLIC UTILITIES RUSS KNUTSON, P.E.
<i>Neighborhood association:</i>	FELIDA NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	ALAN BOGUSLAWSKI
<i>Comment period ends:</i>	09/27/04
<i>Decision Issued:</i>	11/17/04
<i>Appeal Period Over:</i>	12/1/04
  <i>Project name:</i>	 TAYLOR TRANSPORT SITE PLAN REVIEW

Case number: PSR2004-00031
Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR EXPANSION OF A GRAVEL PARKING LOT ON AN APPROXIMATE 3.97-ACRE PARCEL LOCATED IN THE ML (LIGHT INDUSTRIAL) ZONING DISTRICT.
Location: 7117 NE 47TH AVENUE
Applicant contact: BARBIERI & ASSOCIATES, INC.
JOHN BARBIERI
Neighborhood association: ANDRESEN/ST. JOHNS NEIGHBORHOOD ASSOCIATION
Planner contact: JOSH WARNER
Comment period ends: 09/22/04

■ **Project name:** SALMON CREEK WASTE WATER MANAGEMENT SYSTEM SITE PLAN & SHORELINE REVIEW

Case number: PSR2004-00041; SEP2004-00118;
SHL2004-00006; CRA2004-00005;
HAB2004-00158

Description: THE APPLICANT IS REQUESTING SITE PLAN, SHORELINE, HABITAT AND CARA REVIEW FOR EXPANSION OF THE SEWAGE TREATMENT PLANT AND A NEW SEWER FORCE MAIN BETWEEN SALMON CREEK WASTEWATER PLANT AND KLINE PARK. THE PROJECT IS ON AN APPROXIMATE 23-ACRE PARCEL LOCATED IN THE R1-20 ZONE DISTRICT.

Location: 15100 NW MCCANN ROAD
Applicant contact: CH2M HILL
NICHOLE COULTER
Neighborhood association: FAIRGROUNDS NEIGHBORHOOD ASSOCIATION
Planner contact: TERRI BROOKS
Comment period ends: 9/14/04

■ **Project name:** KLINE PARK SITE PLAN & SHORELINE REVIEW

Case number: PSR2004-00042; SHL2004-00007;
HAB2004-00158; ARC2004-00055

Description: THE APPLICANT IS REQUESTING SITE PLAN, SHORELINE, HABITAT AND ARCHAEOLOGICAL REVIEW AND APPROVAL FOR A NEW PUMP STATION AND CARETAKER RESIDENCE. THE PROJECT IS IN SALMON CREEK PARK, AN APPROXIMATE 63-ACRE PARCEL LOCATED IN THE R1-6 ZONE DISTRICT.

Location: 1112 NE 117TH STREET

Applicant contact: CH2M HILL
Neighborhood association: NICHOLE COULTER
Planner contact: FAIRGROUNDS NEIGHBORHOOD
Comment period ends: ASSOCIATION
TERRI BROOKS
9/14/04

■ **Project name:** DANIELS PLACE SHORT PLAT
Case number: PLD2004-00070
Description: SHORT PLAT APPROVAL TO DIVIDE
APPROXIMATELY ONE ACRE INTO FOUR
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-6 ZONE DISTRICT
Location: 5417 NE 40TH STREET
Applicant contact: HARPER ENGINEERING
NORM HARKER
Neighborhood association: ROADS END FARM NEIGHBORHOOD
ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 10/8/04

■ **Project name:** HOCKINSON VILLAGE CENTER
Case number: PST2004-00037
Description: THE APPLICANT IS REQUESTING POST
DECISION REVIEW AND APPROVAL TO REVISE
THE PROPOSED INTERNAL ROAD WHICH WAS
ORIGINALLY PROPOSED AS A PUBLIC ROAD
AND IS NOW PROPOSED TO BE A PRIVATE
ROAD TO SERVE THE RURAL 1-ACRE LOTS.
THE ROAD WILL ALSO MOVE FROM THE
SOUTHERN EDGE OF THE LOTS TO AN
INTERNAL LOCATION. THE PROPERTY IS
LOCATED IN THE CR-2 AND RC-1 ZONE
DISTRICTS.
Location: 16105 NE 182ND AVENUE
Applicant contact: WALZ FAMILY LIMITED PARTNERSHIP
BILL WALZ
Neighborhood association: CONCERNED CITIZENS OF HOCKINSON
NEIGHBORHOOD ASSOCIATION
Planner contact: TERRI BROOKS
Comment period ends: 10/25/04

■ **Project name:** CHRIS PRUITT TIER I INFILL SHORT PLAT
Case number: PLD2004-00066; EVR2004-00058
Description: THE APPLICANT IS REQUESTING TO SHORT
PLAT AN APPROXIMATE .56-ACRE PARCEL INTO
3 SINGLE-FAMILY RESIDENTIAL LOTS IN THE
R1-6 ZONE DISTRICT USING THE TIER I INFILL
ORDINANCE.

Location: 3502 NE 41ST STREET
Applicant contact: KELLY PRUITT
Neighborhood association: TRUMAN NEIGHBORHOOD ASSOCIATION
Planner contact: DAN CARLSON
Comment period ends: 11/2/04

■ ***Project name:*** RHODEHOUSE SHORT PLAT
Case number: PLD2004-00083
Description: THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .5 ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.

Location: 2809 NE 172ND AVE
Applicant contact: WILLIAM RAUCH, P.E.
Neighborhood association: SOLARUS DEVELOPMENT
EVERGREEN EAST NEIGHBORHOOD ASSOCIATION
Planner contact: DAN CARLSON
Comment period ends: 11/2/04

■ ***Project name:*** MOUNTAIN VIEW VETERINARY HOSPITAL SITE PLAN REVIEW
Case number: PSR2004-00045; VAR2004-00015
Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 2,736 SQUARE FOOT ONE STORY DETACHED ACCESSORY BUILDING ON AN APPROXIMATE 2.95-ACRE PARCEL LOCATED IN THE ML ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING AN ADMINISTRATIVE VARIANCE TO THE REAR YARD SETBACK.

Location: 13914 NE 16TH AVENUE
Applicant contact: ARCHITECTS ASSOCIATIVE, INC.
KATHY A. DIETRICH
Neighborhood association: NE NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 11/2/04

■ ***Project name:*** ORCHARDS MARKET CENTER SIGN TYPE II VARIANCE
Case number: VAR2004-00019
Description: THE APPLICANT IS REQUESTING A 25% VARIANCE TO THE SIGN HEIGHT AND AREA STANDARDS FOR 4 REPLACEMENT SIGNS. THE PROPERTY IS APPROXIMATELY 25.45-ACRES LOCATED IN THE CL ZONE DISTRICT.

Location: 11505 NE 4TH PLAIN
Applicant contact: TUBE ART

Neighborhood association:
Planner contact:
Comment period ends:

DAN OSTERMAN
AREA NOT REPRESENTED
DAN CARLSON
11/10/04

■ **Project name:**

SALMON CREEK COMMERCIAL SHORT PLAT

Case number:

PST2004-00038; SEP2004-00156

Description:

THE APPLICANT IS REQUESTING POST DECISION REVIEW OF A FOUR-LOT COMMERCIAL SHORT PLAT TO APPROVE ADDITIONAL VEHICLE TRIPS FOR THE SITE UNDER THE CONCURRENCY ORDINANCE. SOUTH SIDE OF NE 134TH STREET, NORTH SIDE OF NE 129TH STREET, WEST OF NE 27TH AVENUE.

Location:

Applicant contact:

HOPPER DENNIS JELLISON, PLLC
STACEY SHIELDS, PROJECT PLANNER
FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

Neighborhood association:

Planner contact:

ALAN BOGUSLAWSKI

Comment period ends:

11/8/04

■ **Project name:**

JACKSON SHORT PLAT

Case number:

PLD2004-00080

Description:

THE APPLICANT IS REQUESTING TO SHORT PLAT AN 4,699 SQUARE FOOT INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT. THERE IS AN EXISTING HOUSE ON THE PROPERTY.

Location:

8810 NE 25TH AVENUE

Applicant contact:

DAN BARBIERI

Neighborhood association:

NE HAZEL DELL NEIGHBORHOOD ASSOCIATION

Planner contact:

RICHARD DAVIAU

Comment period ends:

11/11/04

■ **Project name:**

ED WAITE SHORT PLAT

Case number:

PLD2004-00087

Description:

THE APPLICANT IS REQUESTING TO SHORT PLAT TWO SINGLE FAMILY RESIDENTIAL LOTS ON AN APPROXIMATE .61 ACRE PARCEL LOCATED IN THE R1-10 ZONE DISTRICT

Location:

3320 NW 124TH STREET

Applicant contact:

MINISTER & GLAESER SURVEYING, INC.

Neighborhood association:

NICOLLE SICILIA, PROJECT PLANNER
FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

Planner contact:

RICHARD DAVIAU

<i>Comment period ends:</i>	11/11/04
■ Project name:	99 TH Street Infill Short Plat
Case number:	PLD2004-00093; EVR2004-00085
Description:	THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .55 ACRE PARCEL INTO 4 SINGLE-FAMILY RESIDENTIAL LOTS USING THE TIER II PROVISIONS OF THE COUNTY'S INFILL ORDINANCE. THE PROPERTY IS LOCATED IN THE R1-6 ZONE DISTRICT.
<i>Location:</i>	6015 NE 99 TH STREET
<i>Applicant contact:</i>	STURTEVANT, GOLEMO & ASSOCIATES ERIC GOLEMO
<i>Neighborhood association:</i>	ANDRESEN/ ST. JOHNS NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	DAN CARLSON
<i>Comment period ends:</i>	11/24/04
■ Project name:	BRICKNER/ PUGH SHORT PLAT
Case number:	PLD2004-00094; EVR2004-00088
Description:	THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .48-ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS USING THE TIER 2 PROVISIONS OF THE COUNTY'S INFILL ORDINANCE. THE PROPERTY IS LOCATED IN THE R1-6 ZONE DISTRICT.
<i>Location:</i>	3504 NE 41 ST ST
<i>Applicant contact:</i>	BP PROPERTIES TY BRICKNER & VAUGHN PUGH
<i>Neighborhood association:</i>	TRUMAN NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	DAN CARLSON
<i>Comment period ends:</i>	12/7/04

■ ADMINISTRATIVE DECISIONS *(Type I review – routine staff review)*

Type I applications involve minor changes. They do not require public notice or public hearings and may be handled “over the counter” as a matter of routine. Projects in that category are not listed here. Type I decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court. For more information, contact our office at (360) 397-2375 ext. 4489.

■ APPEALS

Administrative decisions (Type I and Type II) may be appealed to a hearings examiner. If a project is appealed, the examiner will hold a public hearing to receive testimony on the appeal issues. The examiner’s decision on the appeal may be appealed to the Board of Clark County Commissioners.

Type III decisions by a hearings examiner may be appealed to the Board of Clark County Commissioners. Appeals must be mailed or taken to the Board of Clark County Commissioners, Clark County Public Service Center, 1300 Franklin Street, Vancouver, WA 98660. The commissioners will consider appeals in public meetings. They will not receive testimony on the appeal. For more information, please refer to the *Appeal* handout on our Web site. It is located at www.clark.wa.gov/commdev/documents/devservices/handouts/22-appeal.pdf.

Decisions made by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court. Appeals to the Clark County Superior Court must be sent to Clark County Clerk's Office, P.O. Box 5000, Vancouver, WA 98666-5000, (360) 397-2292.

■ **Project name:** R JONES 11-ACRE DEVELOPMENT
Case number: APL2004-00025
Description: APPEALING THE DENIAL OF THE APPLICANT'S ROAD QUEST (EVR2004-00038) AND SITE PLAN REVIEW APPLICATION (PSR2004-00027) TO CONSTRUCT A 74,550 SQUARE FOOT WAREHOUSE DEVELOPMENT ON 11.28 ACRES IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT.
Location: 4010 NE 65TH STREET. NORTH SIDE OF NE MINNEHAHA STREET, EAST OF 40TH AVENUE.
Neighborhood association: ANDRESEN/ST JOHNS NEIGHBORHOOD ASSN
Planner contact: ALAN BOGUSLAWSKI
Hearing information: DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:** HEERMANN CARPORT APPEAL
Case number: APL2004-00026 (RES2004-00077)
Description: APPEAL OF INTERPRETATION OF SETBACK REDUCTIONS FOR FR-40 ZONE TO INCLUDE FRONT YARD SETBACK
Location: 22398 NE STEELHEAD LANE
Neighborhood association: AREA NOT REPRESENTED
Planner contact: TERRI BROOKS
Hearing information: JANUARY 13, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:** WARK DEVELOPMENT SUBDIVISION
Case number: APL2004-00030
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 4.71-ACRE PARCEL INTO 16 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-10 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING AN ADMINISTRATIVE VARIANCE TO THE LOT WIDTH.
Location: 17216 NE 29TH AVENUE

Neighborhood association:

FAIRGROUNDSNEIGHBORHOOD ASSOC.

Planner contact:

RICHARD DAVIAU

Hearing information:

JANUARY 18, 2004 – 1300 FRANKLIN – 10:00 AM

■ GLOSSARY OF CASE TYPE CODES

APL appeals • **ARC** archaeological • **CAR** critical aquifer recharge area • **CPZ** zone change • **CUP** conditional use permit • **CVT** convent release • **FOR** forest practices • **GEO** geological hazards • **GOR** Columbia River scenic area • **HAB** habitat • **HOC** home occupation • **MZR** planning director reviews • **PUD** planned unit development • **PLD** subdivision • **PSR** site plan review • **PST** post decision review • **SEP** SEPA • **SHL** shoreline • **VAR** variance • **WET** wetland.

FormDS1312-Revised 6/10/04